044.0	0002	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,137,700	/	1,137,700
USE VALUE:	1,137,700	/	1,137,700
ASSESSED:	1,137,700	/	1,137,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180	-182	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOTE SEAN A/ETAL
Owner 2:	VOTE-CHILDS W DEBBIE
Owner 3:	
Street 1:	140 RUBLEE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SANDINI DANIEL -
Owner 2:	-
Street 1:	182 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,439 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3378 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5439.000	666,500	4,700	466,500	1,137,700
Total Card	0.125	666,500	4,700	466,500	1,137,700
Total Parcel	0.125	666,500	4,700	466,500	1,137,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.80 | /Parcel: 336.8

Legal Description

User Acct: 31156

GIS Ref

GIS Ref

Insp Date: 04/17/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.0-0002-0006.0

!3751!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	666,700	4700	5,439.	466,500	1,137,900	1,137,900	Year End Roll	12/18/2019
2019	104	FV	486,600	4700	5,439.	495,700	987,000	987,000	Year End Roll	1/3/2019
2018	104	FV	486,600	4700	5,439.	361,600	852,900	852,900	Year End Roll	12/20/2017
2017	104	FV	456,300	4700	5,439.	314,900	775,900	775,900	Year End Roll	1/3/2017
2016	104	FV	456,300	4700	5,439.	268,300	729,300	729,300	Year End	1/4/2016
2015	104	FV	406,600	4700	5,439.	262,400	673,700	673,700	Year End Roll	12/11/2014
2014	104	FV	406,600	4700	5,439.	215,800	627,100	627,100	Year End Roll	12/16/2013
2013	104	FV	423,100	4700	5,439.	205,300	633,100	633,100		12/13/2012

PRINT

Date	Time
12/10/20	18:54:47

LAST REV

Date	Time
07/09/18	11:57:02

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3751

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDINI DANIEL	32966-21		5/31/2001		486,000	No	No		
GALPIN ANNE F	30109-387		4/29/1999		275,000	No	No		
	11413-528		11/27/1967			No	No		N

USER DEFINED

Prior Id # 1:	31156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2001	846	Alterati	12,000	O				FINISH 3RD FLOOR D
7/12/2001	536	Addition	15,000	O				ADD 2 DORMERS
8/12/1996	384	Manual	8,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2018	Missed Appt.	BS	Barbara S
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
8/8/2001	MLS	HC	Helen Chinal
4/11/2000	Inspected	264	PATRIOT
3/2/2000	Measured	264	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5439		Sq. Ft.	Site		0	80.	1.07	1									466,536						466,500	

Total AC/HA:	0.12486	Total SF/SM:	5439	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	466,536	Spl Credit		Total:	466,500

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96083480
Const Adj.:	0.98000199
Adj $ / SQ:	160.075
Other Features:	133500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	818804
Depreciation:	152297
Depreciated Total:	666506

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 6			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	10	4	
Totals			
2	16	6	

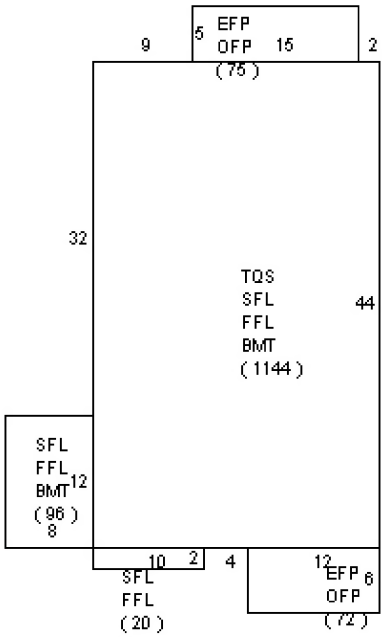
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.08
Special Features:	0	Val/Su Net:	135.69
Final Total:	666500	Val/Su SzAd	197.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,260	160.080	201,695
SFL	Second Floor	1,260	160.080	201,695
BMT	Basement	1,240	48.020	59,548
TQS	3/4 Story	858	160.080	137,345
EFP	Enclos Porch	147	44.830	6,590
OFP	Open Porch	147	27.170	3,994

Net Sketched Area:	4,912			Total:	610,867
Size Ad	3378	Gross Are	5198	FinArea	3378

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total: 4,700